

# RIVERSIDE PARK

PROPOSED CONVERSION PRESENTATION

At Patton Rec Center (2301 Woodmere)

Tuesday April 25<sup>th</sup> at 5:30 p.m.



# RIVERSIDE PARK

## Thank You

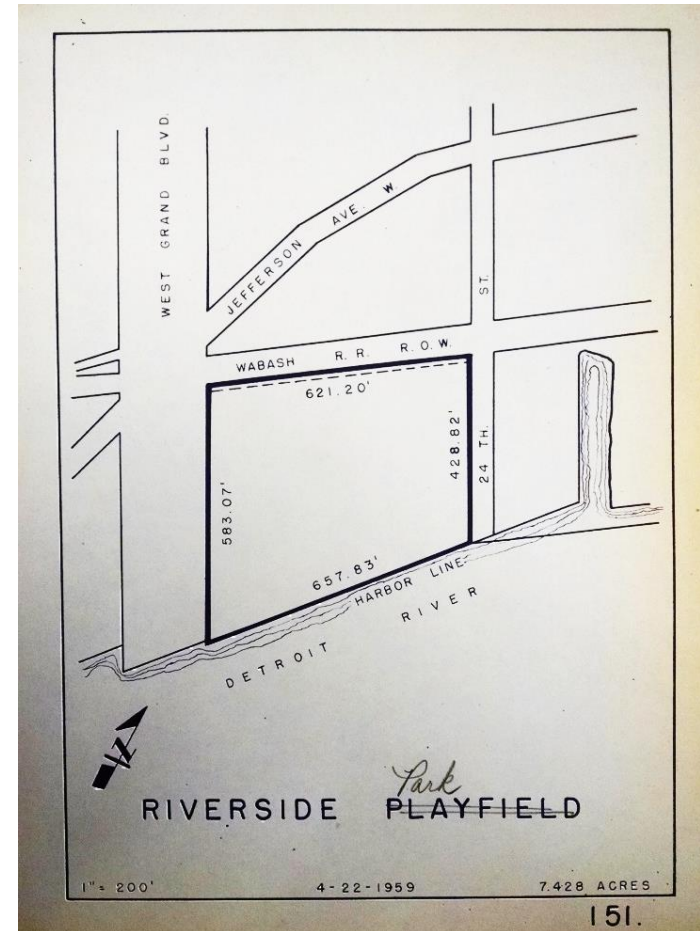
The City extends its thanks and appreciation to the members of the Riverside Park Community Advisory Committee:

- “ Alejandra Gornadas
- “ Amelia Duran
- “ David Sanchez
- “ Erminia Ramirez
- “ Gloria Rocha
- “ Joe Rashid
- “ Ryan Marshall

These committee members have participated in the conversion and redevelopment process to help ensure that Riverside Park will meet the needs and desires of park users and the surrounding community.

# RIVERSIDE PARK

- “ Regional park located in southwestern Detroit
- “ Established in 1922
- “ Serves as the primary point of access to the Detroit River in southwest Detroit.
- “ Has historically contained many amenities, including riverfront promenade, boat launch, and ball fields.
- “ Condition has deteriorated over time and is in need of substantial redevelopment.



## Conditions of Riverside Park at the beginning of this process



Conditions of Riverside Park at the beginning of this process



**Conditions of Riverside Park at the beginning of this process**



# We have embarked on a plan to improve and expand Riverside Park



**RIVERSIDE PARK - PRELIMINARY MASTER PLAN**

Here is what we are improving in Phase 1 with a portion of the proceeds from the land exchange agreement





## Softball diamond (before)



# Softball diamond (April 2017)



**Basketball court, playground and picnic shelter (before)**



# Basketball court, playground and picnic shelter (during construction)



# Basketball court, playground and picnic shelter (proposed) – opening Spring 2017



RIVERSIDE PARK

PHASE 1 PLANNED IMPROVEMENTS

**And here is what are expanding and will do in Phase 2**



# Demolition of the Animal Control building – coming in early May



**And create a dog park – breaking ground in 2017**





**And create a skate park – breaking ground in 2017**



Here is what we can do with the new space in Phase 3



**As part of the agreement we received the old newspaper warehouse land which has 500' of riverfront**



**Which was demolished 2 years ahead of schedule**



## Amphitheater, sledding hill and open space (after)



**We are working on Phases 1, 2, and 3 with the \$3 million**

**And are planning to work on Phases 4 and 5 with the \$2 million**



## And here is what is proposed in Phase 4



**Today this is the entry to Riverside park**

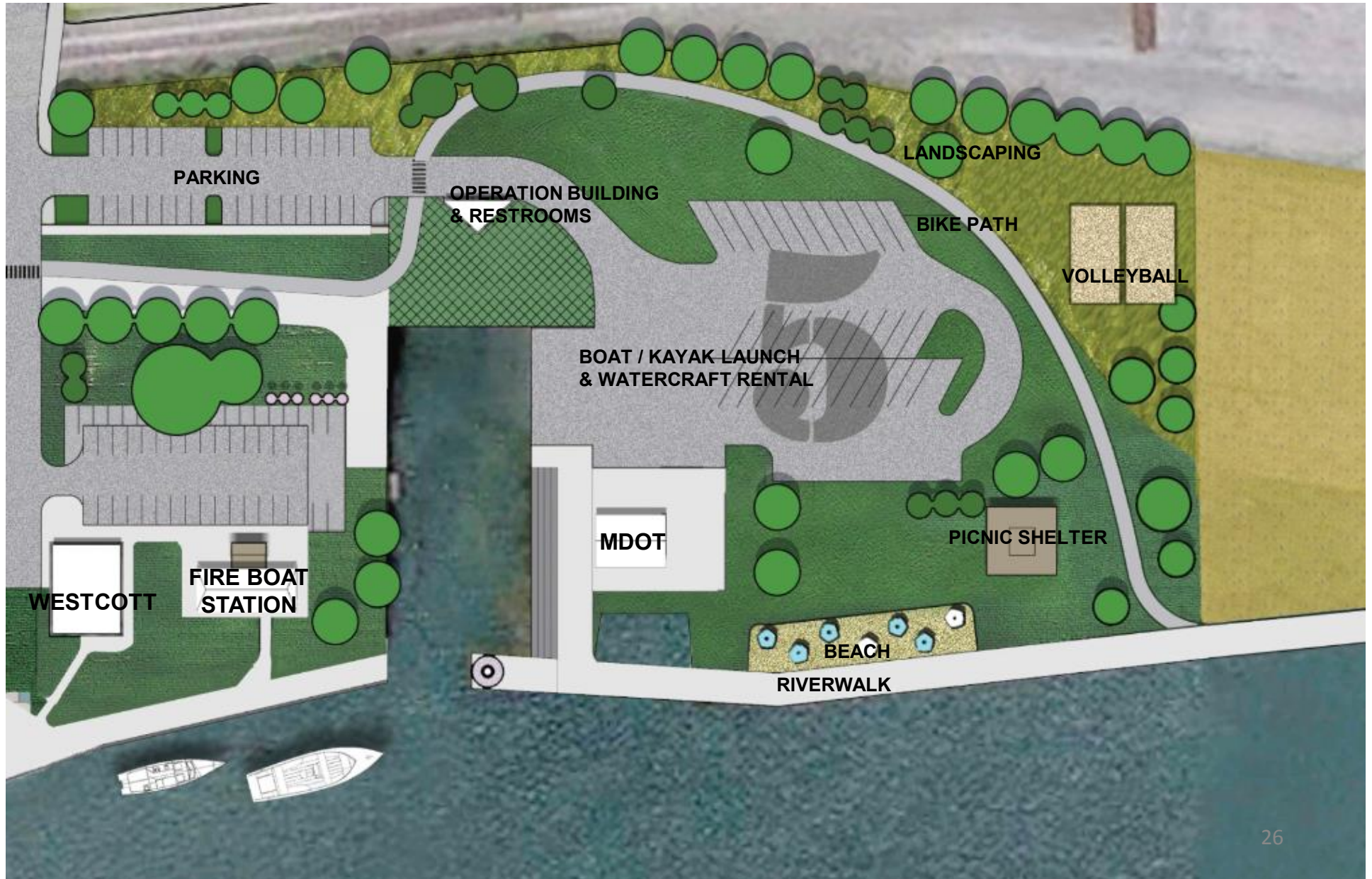




**And in the future it will become a festival area**



## And here is what is proposed for Phase 5



**Picnic area, shelter, sand volleyball and beach (before)**



## Picnic area, shelter, sand volleyball and beach (after)



Approval of the conversion will allow us to exchange this land  
For this land and receive an additional \$2 million



A 3.78 acre strip of land



For 4.71 acres on the river



## What is a Conversion?



**The Land and Water Conservation Fund (LWCF)** provides federal grant funding for the acquisition of land and the development of facilities for public outdoor recreation facilities.

**The Michigan Natural Resource Trust Fund (MNRTF)** provides state funding for the public acquisition of lands for resource protection and public outdoor recreation.



When a property is acquired or developed using either LWCF or MNRTF support, it must be used solely and exclusively for public outdoor recreational purposes in perpetuity.

In order to use that property for any other use, it must be converted to the new use.

**All property that is converted must be “mitigated” with other property that is of equal or greater size and value that will be used for public outdoor recreational purposes.**



## **Next steps to make this all happen:**

### **Purpose of the Riverside Park Conversion**

Riverside Park has been expanded and developed using both LWCF and MNRTF support. Therefore, use of any portion of the Park for any use other than public outdoor recreation must be converted and mitigated.

In August 2015, the Detroit City Council approved a land exchange between the City and the Detroit International Bridge Company (DIBC). If the land exchange is completed, the City will be able to:

- “ Expand Riverside Park by nearly 1.4 acres.
- “ Obtain a 100-year easement through the DIBC conversion site.
- “ Create more than 500 feet of new riverfront access.
- “ Receive \$5 million from the DIBC to be invested in renovations to Riverside Park.

However, in order to complete the land exchange, the City must be able to convert the easternmost portion of the Park.

## **Conversion Process**

Under LWCF and MNRTR regulations, the conversion requires approval by both the Michigan Department of Natural Resources (MDNR) and the U.S. National Parks Service (NPS).

Approval of a conversion typically requires the following steps:

- Identification of the Conversion Parcel
- Identification of the Mitigation Parcel (equal or greater size and value than the Conversion Parcel).
- Submission of request for preliminary approval to MDNR
- Submission of Section 106 historic preservation review to SHPO
- MDNR preliminary approval of the proposed conversion
- NPS preliminary approval of the proposed conversion
- Community engagement regarding proposed conversion
- City Council Approval
- Submission of complete conversion application to MDNR
- MDNR approval of proposed conversion
- NPS approval of proposed conversion

A 3.78 acre strip of land



## **Proposed Conversion Parcel**

Under the City's proposal, the Conversion Parcel will be limited to the easternmost portion of Riverside Park, between the Ambassador Bridge and the western edge of vacated 22<sup>nd</sup> Street.

- " Total of 3.783 acres
- " Bisected by a private railroad
- " Includes a 100-foot easement through the DIBC conversion site

The Conversion Parcel has contained parts of an open play area, parking areas, and a pedestrian walkway along the Riverfront.

Currently, the South Conversion Parcel is in poor condition for recreational use and the North Conversion Parcel is an open play area.

For 4.71 acres on the river



## **Mitigation Parcel**

The proposed conversion will be mitigated by redeveloping the open space property located to the west of Riverside Park into new high value recreational space that meets the needs of the community.

- “ Total of 4.71 acres
- “ Over 500 feet of river frontage

The Mitigation Parcel was occupied by an industrial warehouse for more than 50 years.

The warehouse was demolished in Fall 2016, clearing the way for redevelopment as new recreational space.

Upon redevelopment, the Mitigation Parcel will be seamlessly incorporated into Riverside Park and is expected to include a variety of recreational amenities proposed through the community advisory group, including:

- “ River front promenade
- “ Walking paths
- “ Amphitheater/sledding hill
- “ Natural landscaping
- “ Parking lot



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF NATURAL RESOURCES  
LANSING



KEITH CREAGH  
DIRECTOR

February 8, 2017

Mr. David A. Miller  
Interim Director  
City of Detroit Parks and Recreation Department  
18100 Meyers  
Detroit, Michigan 48235

Dear Mr. Miller:

This correspondence is related to the City of Detroit's (City) August 4, 2016, Request for Preliminary Approval of the Partial Conversion of Riverside Park ("Conversion Request"), seeking approval to convert a portion of Riverside Park to a non-recreation use.

On January 30, 2017, the Michigan Department of Natural Resources received concurrence from the United States National Park Service indicating the 4.71 acre mitigation parcel identified by the City in the Conversion Request has the potential to be an acceptable replacement for the conversion parcel[s] as to recreational usage.

The City of Detroit may now proceed with the remaining steps of the conversion request process as outlined by our office in previous communications, including the submittal of appraisals and a public meeting.

Nothing in this letter should be construed as an approval of the Conversion Request overall, nor an endorsement or agreement as to any statements contained in it.

If you have any questions as you proceed, please feel free to contact our office.

Sincerely,

Steve BeBrabander, Section Manager  
Department of Natural Resources  
Grants Management  
517-284-5930  
[debrabanders@michigan.gov](mailto:debrabanders@michigan.gov)

# RIVERSIDE PARK

## **Public Comment**

All public comments regarding the proposed conversion of Riverside Park are welcome.

Comments can be provided during this meeting or submitted to:

Detroit Parks and Recreation Department  
Attn: Keith Flournoy  
Re: Riverside Park Proposed Conversion  
18100 Meyers Road  
Detroit, Michigan 48235  
(email: [riversidepark@detroitmi.gov](mailto:riversidepark@detroitmi.gov))

Please submit all comments by Friday May 5<sup>th</sup>.

Thank you for your participation!